



Hartford House

Ruette De La Foire, Castel, Guernsey, GY5 7DJ

£1,400,000

LOCAL MARKET

SOLE AGENT



swoffers



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



Stylish modern home built in 2006 and extended since
Offers up to five bedrooms and three bath/shower rooms

Four stylish and spacious reception area

Elegant kitchen/breakfast room

Parking for up to five cars

Smart lawned gardens to front and rear

Situated in the heart of the island

Lovely west facing, rural aspect to front

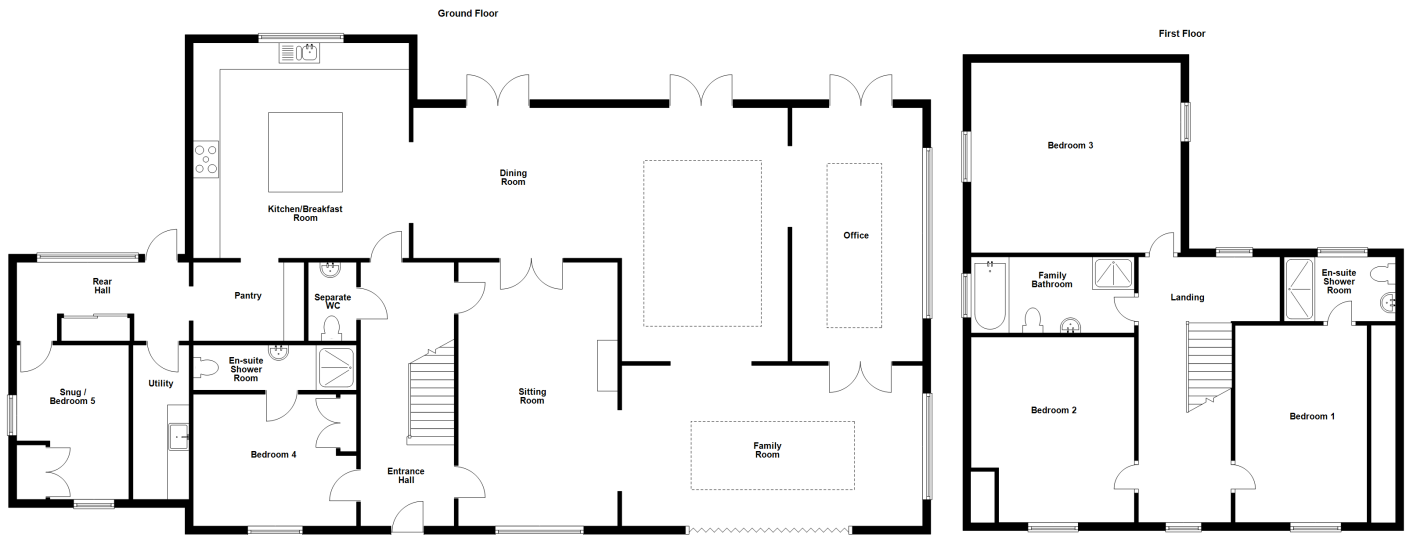












About Hartford House

Hartford House is a beautiful home which was built back in 2006 and has been significantly extended since, with the outcome providing stylish and well proportioned accommodation with an excellent mix between bedrooms and reception space. The property provides up to five bedrooms served by two ensuite facilities and a further family bathroom whilst the ground floor offers four separate and spacious reception areas together with an equally impressive kitchen/breakfast area, separate utility room and wc. Externally, there is parking for up to five cars and well laid out gardens to front and rear, with the former especially well placed to enjoy the afternoon and evening sun. This is a very spacious and sophisticated home which is low in maintenance and well positioned in the heart of the island.

ACCOMMODATION COMPRISING

Entrance Hall

22'6" x 6'2" (6.86m x 1.88m)
Half glazed door to front. Staircase to First Floor. Wood flooring.

Separate WC

6'2" x 3'3" (1.88m x 1m)
Two piece white suite of wall mounted wash hand basin set in vanity units with storage below and low flush wc. Tiled walls. Wood flooring.

Bedroom 4

13'3" x 10'2" (4.04m x 3.1m)
Large window to front providing a highly attractive outlook over the front garden and fields beyond. Fitted double wardrobe.

Ensuite Shower room

10'2" x 2'11" (3.1m x 0.9m)
Three piece white suite of shower cubicle, wall mounted wash hand basin and low flush wc. Fully tiled walls and floor.

Sitting Room

21'7" x 12'6" (6.58m x 3.8m)
A lovely large room, the focal point of which is a working fireplace set on polished granite hearth with matching inset and Regency style stone surround. Large window to front providing attractive aspect over the garden and fields opposite.

Family Room

20'8" x 14'10" (6.3m x 4.52m)
Laid to wood effect flooring with large central lantern rooflight and run of bi-fold doors providing an outlook over, and access onto, the front garden. High level window to side.

Games Room

15'11" x 12'1" (4.85m x 3.68m)
Large lantern rooflight. Windows and uPVC door combining to give an outlook over, and access onto, the rear garden.

Office

15'3" x 7'7" (4.65m x 2.3m)
Large central rooflight. High level window to side. Pair of uPVC glazed doors giving an outlook over, and access onto, the rear garden.

Dining Room

15'4" x 9' (4.67m x 2.74m)
Tiled floor. Run of windows and uPVC glazed door giving outlook over, and access onto, the rear garden.

Kitchen / Breakfast Room

13'7" x 12'8" (4.14m x 3.86m)
Stylishly fitted with a comprehensive run of cream shaker style base and wall units with granite work surfaces over incorporating 1 1/2 bowl single drainer sink. Central island breakfast bar with eucalyptus worktop incorporating seating for four people. Window to rear providing aspect over the rear garden.

Pantry

6'4" x 6' (1.93m x 1.83m)
Run of units to match those of the Kitchen. Tiled floor.

Rear Hall

16'4" x 4'10" (4.98m x 1.47m)
Run of glazing to rear with uPVC double glazed door giving access to same. Tiled floor.

Utility Room

15'1" x 4'11" (4.6m x 1.5m)
Run of light wood base and wall units incorporating single bowl single drainer sink. Tiled floor.

Snug / Bedroom 5

15'1" x 11'7" (4.6m x 3.53m)
Wood flooring. Large windows to front and side. Fitted double door cupboard incorporating boiler, immersion heater, pressurised water system and electric meters.

FIRST FLOOR

Landing

22'5" (6.84) x 9'1" (2.76) max & 2'7" (0.79) min
Windows to front and rear, the former providing an attractive aspect over fields opposite.

Bedroom 2

13'8" x 12'10" (4.17m x 3.9m)
Fitted three door run of wardrobes. Windows to either side.

Bathroom

9'10" x 7'4" (3m x 2.24m)
Smart four piece white suite of corner shower cubicle, twin ended bath, wash hand basin set in vanity units with storage cupboards below and low flush wc. Fully tiled walls and floor. Window to side.

Bedroom 3

15' x 10'4" (4.57m x 3.15m)
Fitted double wardrobe. Large window to front providing attractive aspect over the fields opposite.

Bedroom 1

15'10" x 10'7" (4.83m x 3.23m)
Five door run of fitted wardrobes with further double wardrobe alongside. Large window to front providing attractive aspect over the fields opposite.

Ensuite Shower Room

8'11" x 6'3" (2.72m x 1.9m)
Stylish three piece white suite of large walk-in shower area, wash hand basin set in vanity units with storage cupboards below and concealed low flush wc. Fully tiled walls and floor. Window to rear.

OUTSIDE

Front

To the front of the property is a west facing lawned garden bounded to the roadside by mature hedging and with a paved, central pathway leading to the front door.

Side

A private road alongside of the property gives access onto a brick paved parking area providing space for up to five cars to one side of the property. In one corner is a garden shed.

Rear

To the rear of the property is a fully enclosed lawned garden, bounded by a combination of mature hedging, a high painted granite wall and wooden fencing.

Far Side

A narrow gravelled pathway leads from front to rear.

Appliances

Rangemaster stainless steel electric range with hobs, Elica stainless steel extractor fan, LG stainless steel American style fridge/freezer, Smeg dishwasher, Bosch washing machine, Hotpoint tumble dryer.

TRP: 338

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Oil fired central heating.

Construction: Cavity built in 2006. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

swoffers



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.